

September 17, 2004

Town of Lincoln – Planning Board

100 Old River Road

Lincoln, RI 02865

Dear Honorable Members,

On September 14, 2004 at 3:00 pm the Technical Review Committee met to review the agenda items for the September 22, 2004 Planning Board meeting. In attendance were Al Ranaldi, Kim Wiegand, Diane Hopkins, Anne Marie Ethier, Russell Hervieux, and Peggy Weigner. Below are the Committee's recommendations:

Major Subdivision Review

a. Cider Mill Subdivision AP 23 Lots 118 and 206 Preliminary Plan Amendment

- Robert J. Bouthillier Great Rd-Cider Mill Lane Discussion / Approval

The developer has submitted an amendment to the approved preliminary plans for the above noted subdivision. The amendment is to reconfigure the seven (7)-lot subdivision to increase the number of proposed lots to eight (8) lots. The TRC examined this amendment

and concluded that the addition of one more lot fits all of requirements of our 1995 Land Development and Subdivision and Zoning regulations that the subdivision is vested in and is consistent with the Comprehensive Plan.

The Technical Review Committee recommends approval with conditions of this amendment with the conditions that the applicant submits a new drainage report that includes the calculations of the new lot and an approved RIDEM wetlands plan amended to include the new lot. The TRC would also like the Planning Board to remind the applicant of the preliminary plan extension of six months vesting period beginning on June 25, 2003.

**b. Lipka Subdivision AP 38 Lot 10 Master Plan Discussion /
- Olida Michaud Plante Living Trust 430 Old River Rd Approval**

At the time of the Technical Review Committee meeting, the applicant was still addressing concerns presented at past Planning Board meetings. The applicant's land surveyor has been in contact with the administrative office and he has indicated that there may be DEM issues. He was going to discuss the issues with his client. The administrative officer reminded the applicant of the pending deadline.

A decision on the Master Plan review must be made by October 1, 2004 or within such further time as may be consented to by the applicant.

c. Angell Road Subdivision AP 44 Lots 12, 32 Master Plan Discussion /

- Angell Road Development Co. Angell Rd, Whipple Rd Approval

On August 25, 2004, this new project was certified as complete and referred to the Planning Board for their regularly scheduled September meeting for review as a Master Plan. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the Master Plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Master Plan review must be made by December 23, 2004 or within such further time as may be consented to by the applicant.

This project represents the subdivision of one lot into fifteen conventional single-family lots. The subject lot contains 11.03 acres of land and is located in zoning district RS-20 (20,000 square feet – Residential Single Family). At this stage of review, the applicant is requesting two waivers. A waiver from Section 24, Article A (5) Sidewalks and waivers from the minimum buildable lot standard for several lots. The applicant has supplied the Town with their argument for the last waiver in an attached letter from the Law Offices of Michael A. Kelly dated August 16, 2004.

The Technical Review Committee and the Engineering Division has

reviewed the above-proposed development according to the 2001 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and engineering practice standards. The submission includes a set of 10 sheets entitled “Master/Preliminary Plan Submission for Angell Road Subdivision”, Lincoln Rhode Island, AP 44 Lot 12, prepared for Leslie W. Sables by Commonwealth Engineers & Consultants, Inc., dated June 22, 2004. The Engineering Division also received and reviewed a report entitled “Storm Water Management Analysis and Design for AP 44 Lot 12 in Lincoln, Rhode Island”, prepared by Commonwealth Engineers & Consultants, Inc., for Leslie W. Sables, revision date June 22, 2004. In addition, the Town received a letter from Ms. Linda Layer, P.E. dated July 27, 2004. Below are the committee’s concerns.

1. Wetlands - The applicant needs to file for an amended approval with RIDEM Wetlands. The proposed construction requires access for equipment, grading, excavating and/or filling, RIDEM considers that a construction of a house that is less than ten feet from the limits of disturbance will impact or alter the wetlands. On two of the lots, 13 and 14, houses are proposed to be constructed less than ten feet from the wetlands and the limits of disturbance (as measured by scale). Such alterations require separate applications to RIDEM Freshwater Wetlands Program for approval. In order for the project to be considered entirely approved by RIDEM, either these lots must obtain separate approvals for proposed alterations or the proposed structures must be moved or reduced in size to conform to a ten foot minimum distance from the limits of disturbance. Until these lots

receive approval from RIDEM Wetlands, the land cannot be deemed suitable for building purposes.

2. Groundwater - The letter from the applicant's engineers states that plans show that the houses' top of foundation, usually denoted as "T.F." is above the seasonal high ground water elevation. However, what the plans note are elevations for "F.F.", which is an abbreviation for finished floor. This needs to be clarified.

3. Seasonal Ground Water - The applicant must clarify the seasonal high ground water elevation in other parts of the property. Specifically, it is not documented how the F.F. elevations were set above the seasonal high ground water elevation. There is no information from a certified soil evaluator on the estimated seasonal high ground water elevation in these locations. Soil logs performed in July of 2000 list a depth to water found at various test holes, but no estimated seasonal high ground water elevations. The developer contracted a certified soil evaluator who performed soil evaluations in the locations of both of the proposed detention basins. The Town Engineer did not witness the excavation and evaluation of any test pits. The bottom of the detention basins appears to be set above the seasonal high ground water elevation. There is no information from a certified soil evaluator in those specific locations, but the bottom is near existing grade.

4. Subdrains - Subdrains are proposed in several locations on the sides of the road pavement. The Town does not want property owners to tie into these drains so as to allow them to build into the seasonal high groundwater table in the future. All subdrains and their

outlets must be located entirely within the proposed Town ROW or a drainage easement.

5. Storm water - The drainage report is inconsistent with a previous report submitted for this property. There were no plans delineating the subcatchments. There are a number of issues that need to be clarified. The catch basins at the intersection of Leslie Road and Angell Road appear to be superfluous. Negligible storm water runoff would flow from the proposed road into the basins. The basins and the two drainage manholes could be eliminated. The detention basins need a graded, graveled access from the road in order to facilitate maintenance.

6. Sanitary sewers - The developer must ensure that a homeowners association will take ownership, maintenance, and service of the proposed pumping station to lift the sewerage for the lots on the site. Alternative arrangements with the Public Works Department may be possible. The force main and gravity sewers in the public road are proposed to be owned and maintained by the Town. The detail for the sewer trench must be modified to conform to current Town standards. The Town would like to see a less pronounced bend in the forcemain near Station 2+00. In earlier discussions the developers were requested to pay for improvements to the existing facilities at Angell Road South pumping station as a condition of approval for using public sanitary sewers. This station is near to the design capacity for the already existing, platted lots that have paid sewer assessments. This condition is required in order to be able to accept the additional flows from the subdivision without negatively

impacting the future ability to connect for the already platted lots. The Town has had some initial conversations with the engineers regarding potential improvements. The TRC recommends the condition of written acceptance of payment for improvements from the developer at this stage of the process.

7. Public water service - The new plans do not have any public water service approvals. The Lincoln Water Commission (LWC) has not received or reviewed these new plans. The only standing approval, according to John Faile, P.E., LWC Superintendent, was a conditional preliminary approval given to the proposed Comprehensive Permit application plans in a letter dated June 12, 2003. Any prior approval for a conventional subdivision on this property was voided by the subsequent approval of new plans in 2003.

8. Minimum buildable area - Under the 2001 Subdivision Regulations, eleven of the fifteen lots do not meet the minimum buildable area due to wetlands, easements slopes and physical constraints such as the cemetery, and would be considered as unsuitable.

9. Cemetery - It appears that only filling, not excavating is proposed within 25 feet of the cemetery. The TRC requires knowing who the owner of the cemetery is and if there are any access issues or easements associated with it.

10. Traffic - Contrary to statements in the letter, the Traffic Report dated July 2, 2003 does not provide adequate mitigation measures for traffic concerns. The stopping sight distance does not meet the standard traffic (AASHTO) design recommendations for the 85th percentile speeds actually found by the consultant on Whipple Road.

Clearing the vegetation, a measure that is not shown anywhere on the plans, would not provide stopping sight distance for vehicles traveling north on Whipple Road. As seen in the field by the Planning Board members and noted by the Town's traffic consultant, there is a large boulder on the west side of the pavement that blocks the sight distance. It is this object that needs to be addressed by the developer.

11. Additional Waiver (2 ½ to 1 Lot to Width ratio) – The Zoning Official identified proposed lots numbered as Lot 3 and Lot 5 as not meeting the 2 ½ to 1 lot to width ratio. The applicant will have to either ask for waivers for each lot or reconfigure them.

Major Land Development Review

a. Lincoln Reserves AP 41 Lot 12 Major Land Development

- Nautica Capital Group, Inc. Albion Road Discussion / Approval

This proposed project represents the development of thirty (30) age restricted residential condominiums. The project is located on assessor's plat 41, lots 12, 73, and portion of 44. The area is zoned BL-0.5. On September 7, 2004, the applicant received a special use permit for the proposed project according to the newly enacted zoning use category 2.12 Senior Residential Community. The project is before the Planning Board as a minor land development project.

The proposed land development project has been filed and reviewed under the 2001 Land Development and Subdivision Regulations

preliminary plan submission standards and requirements and engineering practice standards. The submission for the above-proposed project includes a set of 10 sheets entitled "Preliminary Submission, Lincoln Reserve, Located on Albion Road, Lincoln, RI, AP 41 Lots 12, 73 & portion of 44". The plans were prepared by DiPrete Engineering Associates, Inc. for Nautica Capital Group, Inc. dated and received by the Town on September 3, 2004. The plan received Certificate of Completeness on September 7, 2004 in which the Planning Board has 65 days (November 11, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. Below are the committee's concerns.

1. Sanitary sewers - The nearest sanitary sewers are in George Washington Highway and belong to the Narragansett Bay Commission (NBC). The developer will need to obtain a permit for discharge to NBC's system. As determined by the Public Works director and staff, the Town of Lincoln can grant an easement for a private forcemain in Albion Road from the proposed development connected to public sanitary sewers. In order to do this, the developer must provide gravity lines from George Washington Highway up Albion Road as far as physically possible in order to provide future service connections from the existing residences on Albion Road. The Town cannot accept a private forcemains that extends the entire length of Albion Road.

2. Public water service – The Lincoln Water Commission needs to give final approval of public water service to the development.

3. Traffic – Albion Road is narrow and winding. The intersection at Albion has a signal. The project requires a report on the impact of traffic on the road and at the intersection to see if improvements are needed. The street lighting needs to be reviewed for safety concerns.

The applicant has had a traffic study performed and will be getting that report to the Engineer for review.

4. Drainage - Drainage calculations must be submitted to the Engineering Division for review. The applicant has had a drainage study performed and will be getting that report to the Engineer for review. The detention basin design appears to be above the seasonal high ground water elevation. The bermed or fill portion of the detention basin must detail that it will be constructed with an impervious core.

5. Road - The proposed road is private, however, the Town's subdivision standards are for a 2½-inch binder course, not the 1½-inch course shown on the detail on sheet 9 of the submitted plans. Engineering recommends using the thicker binder course.

6. Wetlands - A wetlands approval from RIDEM is required for this project. The applicant has received this approval and forward a copy of the RIDEM approved stamped plans to Engineering.

7. Inspections – Due to the fact that all infrastructure contained within the project area will remain privately owned and the Town does not have authority to inspect these improvements, the TRC recommends that a private professional engineering company be hired by the applicant to inspect the project and provide the Town with certification that the improvements were installed as specified per the

final plans.

In additions to these concerns noted by the Technical Review Committee, the Zoning Board placed several conditions of approval. Below are the conditions:

- 1. Applicant must meet with the Lincoln Public Works Director to coordinate the clearing of Albion Road to the width of 20-feet wide for public safety while maintaining the old growth trees as much as possible.**
- 2. Hydrant locations must be reviewed and approved by the Chief of the Albion Fire Department.**
- 3. The access road to the development will be designated a no parking zone and such zone will be recorded in each deed to the senior residential units.**
- 4. Applicant will not appear before the Zoning Board seeking variances for signage or lighting.**
- 5. Applicant is subject to a land development review by the Planning Board.**

The Technical Review Committee and the applicant have reviewed the above noted concerns and Zoning Board conditions and feels that they can be easily addressed to the Town's satisfaction. Therefore, the TRC recommends approval with conditions for this project. A remediation bond must be approved by the Planning Board and submitted to the Town of Lincoln. The TRC recommends that final

plan approval be delegated to the Administrative Officer to the Planning Board.

Minor Subdivision Review

a. Dennis Gray Subdivision AP 43 Lot 99 Pre-Application Discussion

- Dennis Gray 145 Twin River Road

This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into two. The plan is before the Planning Board as a Pre-Application discussion. There is no time line associated with this application. The TRC and the Engineering Division reviewed the proposed development according to the Land Development and Subdivision Planning Board Regulations standards and requirements and standard engineering practices. The submission includes a plan entitled “Division of Land Study, AP 43 Lot 99, Dennis Gray, 145 Twin River Road, Lincoln, RI”. The plans were prepared by The Gifford Design Group, Inc. for Dennis Gray dated July 2004, received by the Town August 6, 2004. Below are the committee’s concerns.

1. Utilities - No information regarding existing or proposed utilities are shown on the plans, as required in Article Section 22 B. (1) f. This information is necessary in order to assess the feasibility of a subdivision.

2. Wetlands - No information is given regarding the impact of any proposed construction on wetlands, which are a significant

impediment to development. As it stands, the proposed Twin River Road frontage of proposed lot B consists entirely of wetlands. The wetlands delineation must be current and verified by RIDEM.

3. Traffic – Twin River Road is a State road. Any new driveway or change in land use would require a Physical Alteration Permit from the RI Department of Transportation. Any approval of a subdivision of land fronting a State highway is conditional, subject to obtaining this permit.

4. Groundwater - Due to problems with high groundwater and flooding in this area, no finished floors or basements shall be allowed to be constructed into the seasonal high groundwater elevation. Any subdivision approval must specify that a house foundation or slab shall be constructed above the certified seasonal high groundwater elevation. The developer must have test pits dug and the seasonal high groundwater evaluated by a certified soil evaluator. The Town Engineer must witness any test pits.

5. The setback for the proposed lot is not presented correctly. According to the Zoning Official, the lot line separating the two lots should be a rear lot line not a side lot line for both of the lots. This may make the subdivision infeasible.

6. The proposed lot does not meet the 2 ½ to 1 lot to width ratio. The proposed lot would require a waiver or must be reconfigured.

7. The submitted plans saw only one shared access to the two lots. This access runs over the proposed lot line. This is unacceptable. The Town requires individual access to each lot.

**b. Durkin Plat AP 31 Lot 26 Preliminary Plan Discussion /
- Crystal Contracting, Inc. Old River Rd & Albion Rd Approval**

This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into three. The plan received Certificate of Completeness on August 25, 2004 in which the Planning Board has 65 days (October 29, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. The TRC and the Engineering Division reviewed the above proposed development according to the Land Development and Subdivision Planning Board preliminary plan submission standards and requirements and standard engineering. The set of plans reviewed were entitled "Minor Subdivision, The Durkin Plat", Old River Road and Albion Road, AP 31 Lot 26, Lincoln, RI Preliminary Plan Submission, prepared for Crystal Contracting, Inc., by Thalmann Engineering Co., Inc., dated August 20, 2004. Only sheets 1 through 3 were included in the submission. Sheets 4 and 5, listed in the index were not included. Also included in the submission was a document entitled, "Drainage Calculations" prepared for William Durkin by the above engineer dated August 3, 2004.

The Technical Review Committee concluded that the plan incorporated all of the requirements of our regulations. The plan represents good design principles, fits into the surrounding neighborhood, and is consistent with the Comprehensive Plan. Below are concerns the committee noted:

1. Utilities - The plan shows proposed public water and sewers connections to existing lines in Albion Road. The Lincoln Water Commission must be contacted to provide service to the development. Their approval is required. The sewer superintendent has not been formally contacted to advise whether public sanitary sewers are available to the project. His approval is required.

2. Existing wells or septic systems - There is no indication of any existing wells or septic systems on or within 200 feet of the property. These need to be located and shown on the plans. If none are found, then a note that no wells or septic systems were found within 200 feet must be listed on the plans.

3. The engineer should also note that if the benchmark shown on the Proposed Site Plan sheet was taken from the Town's as built sewer plans, the reference elevation is based on NVGD 29.

4. Drainage - The site drains generally towards Albion Road. In order to prevent any adverse impact to the existing properties on Albion Road, the Engineering Division recommends that the individual houses must have onsite drainage attenuation such as dry wells to capture the roof runoff as a condition of any approval. The plans show these proposed units, based on sizes determined in the drainage calculations. Final plans will need to give the manufacturer's installation specifications in the detail sheet that was not included with this submission.

5. Final plans must have the specification that no finished floors or basements shall be constructed at or below the seasonal high groundwater elevation, as located by a certified soil evaluator. The

test pits shown on the Proposed Site Plan sheet must indicate the depth to seasonal high groundwater determined previously.

6. Erosion controls - The plan shows staked hay bales below the stone retaining walls. Any construction entrances will also need to have stone construction pad, unless the existing asphalt driveways are used as entrances.

7.

The TRC feels that the above noted concerns can easily be addressed by the applicant and recommends approved with conditions for Preliminary Plan. The TRC recommends that remediation bond amount and final plan approval be delegated to the Administrative Officer to the Planning Board.

c. Cyrias Faucher Subdivision AP 23 Lot 113 Preliminary Plan Discussion /

- Cyrias Faucher Old River Rd & Martins Way Approval

This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into four new lots and the enlargement of one existing lot. The plan received Certificate of Completeness on August 26, 2004 in which the Planning Board has 65 days (October 30, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. The TRC and the Engineering Division reviewed the above proposed development according to the Land Development and Subdivision Regulations standards and requirements and standard

engineering. The plans reviewed were entitled “Preliminary”, Lincoln, RI minor Subdivision AP 23 Lots 113 & 96, Old River Road & Martin Way, prepared for Cyrias Faucher & James M. & Barbara A. Gannon by Marsh Surveying Inc., dated August 24, 2004. The application and plans were reviewed and the following was noted.

1. Utilities - The plan shows proposed public water and sewers connections to existing lines in Old River Road. The Lincoln Water Commission was contacted by the surveyor regarding service to the development. Their response dated 9/18/04 stated that the LWC must certify that the system is acceptable and that the proposed eight-inch line would be adequate for creating four new lots. The LWC’s approval must be a condition of any approval for subdivision.

2. The sewer supervisor has advised that public sanitary sewers are available to the project. The developer must apply for Narragansett Bay Commission approval.

3. Traffic – Since the driveways are proposed onto Old River Road, a State highway, the developer must obtain a Physical Alteration Permit from RI Department of Transportation for the proposed project.

4. Drainage - The site drains generally from Old River Road easterly towards Martins Way. In order to prevent any adverse impact to the existing properties on Martins Way, the Engineering Division recommends that the subdivision approval must specify that each lot must have onsite drainage attenuation such as dry wells to capture the roof runoff.

5. Final plans must have the specification that no finished floors or basements shall be constructed at or below the seasonal high

groundwater elevation, as located by a certified soil evaluator.

6. Sedimentation and erosion control plan - The developer must submit a sedimentation and erosion control plan to Engineering for approval.

The TRC feels that the above noted concerns can easily be addressed by the applicant and recommends approval with conditions for Preliminary Plan. The TRC recommends that remediation bond amount and final plan approval be delegated to the Administrative Officer to the Planning Board.

Petition for Amendment to Zoning Map

- a. Nafta Mill AP 34 Lot 14 Recommendation to Town Council**
- Nafta Textile Mills, LLC Old River Road / New River Road

According to Section 20-342 of the Town of Lincoln's Code of Ordinances, the Planning Board must study and offer recommendations to the Town Council for all zone changes. The Planning Board's recommendation must be made in accordance with Section 20-343 of the Code of Ordinances which states: "Among its findings and recommendations to the town council with respect to a proposal for adoption, amendment, or repeal of a zoning ordinance or zoning map, the Planning Board shall:

- 1. Include a statement on the general consistency of the proposal with the comprehensive plan of the town, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and**
- 2. Include a demonstration of recognition and consideration of each of the applicable purposes of zoning, presented in Article 1 of this chapter.**

The proposed zone change for the above referenced property (Assessor's Plat 34 Lot 14) from ML 0.5 and RS-20 to RG-7 is to allow, by special permit, the construction of multi-family residential condominium units per the concept plans submitted. The properties are located between Old River Road and New River Road. The ML-0.5 zoning area is located along Old River Road while the RS-20 zoning area is located along New River Road.

The Technical Review Committee objectively reviewed the proposed zone change application against the Land Use and Housing elements of the 2003 Comprehensive Plan. The Technical Review Committee recommends Approval of this application. The TRC finds that the application is consistent with the general and specific goals and policies of the Comprehensive Plan. The project will eliminate the manufacturing zoning located in the middle of a residential area and will offer additional housing options for the Town. Attached is a full recommendation to the Planning Board from the Technical Review Committee according to the requirements of Section 20-342 of the Town of Lincoln's Code of Ordinances.

The Technical Review Committee would also like to present some concerns to the Board to consider. The applicant would have to specifically address these concerns if the project is approved. The TRC and The Engineering Division reviewed the proposed development according to the Land Development and Subdivision Regulations standards and requirements and standard engineering practices in order to make a recommendation to the Town Council for a zoning amendment. The plans reviewed were entitled “Conceptual Layout Plan Submission”, Nafta Mills, AP 34 Lot 14 located between Old River Road and New River Road, Lincoln Rhode Island, prepared for A.F. Homes by Cataldo Associates, Inc., issue date 7/04. The Town received no other information. Below are the committee’s concerns.

1. Environmental - This site has undergone environmental remediation for contamination left by the former use as a mill. At present, the site has a Settlement Agreement approved by RIDEM that allows the reuse as an industrial or commercial site. It is not valid for residential use. According to Sarah DeStefano of the RIDEM Office of Waste Management, new reports were recently submitted for this site but have not been reviewed. If the zoning amendment were approved, the applicant would have to address this concern before moving forward with a residential development.

2. Traffic - Access to the site is from two State highways, Old River Road and New River Road. Traffic impacts from any high-density developments constructed on this property are a concern. It is not clear how Old River Road particularly, in its current condition would

handle a high peak traffic flow out of and into the site.

3. Sanitary Sewers – According to the Sewer Supervisor, there is a relatively new line from Old River Road on the westerly half of the property to an old flow metering station that connects to an older sewer line that discharge to sewers in New River Road and ultimately to the Narragansett Bay Commission's sewer interceptor. The capacity in the lines are adequate for high density development, however, with any proposed new construction at the site, the metering station must be removed. Also, the older line must be televised, evaluated and repairs made to it as necessary in order to ensure its proper functioning.

4. Water - No Certification of Approval from the Lincoln Water Commission (LWC) was submitted. The LWC must rule on whether the proposed water service to the project is acceptable and state water can be provided to serve the project. The LWC has not been contacted. According to the superintendent of water, the site may have old services that were not disconnected. These must be investigated. All existing lines must be correctly shown on the plans and ensured that they are properly disconnected.

5. Drainage - The site drains through Mussey Brook Road, the residential neighborhood to the south, via Mussey Brook. This area has experienced localized flooding problems. High-density residential development with concomitant expansion of impervious area will increase the flow of stormwater runoff from the site. Careful design of any drainage facilities must include mitigation of adverse impacts from increased water quantity, not just water quality and

peak rate of flow.

b. Breakneck Hill Road AP 25 Lot 168 Recommendation to Town Council

- Ralph Branca Breakneck Hill Road

According to Section 20-342 of the Town of Lincoln's Code of Ordinances, the Planning Board must study and offer recommendations to the Town Council for all zone changes. The Planning Board's recommendation must be made in accordance with Section 20-343 of the Code of Ordinances which states: "Among its findings and recommendations to the Town Council with respect to a proposal for adoption, amendment, or repeal of a zoning ordinance or zoning map, the Planning Board shall:

- 1. Include a statement on the general consistency of the proposal with the comprehensive plan of the town, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and**
- 2. Include a demonstration of recognition and consideration of each of the applicable purposes of zoning, presented in Article 1 of this chapter.**

The proposed zone change for the above referenced property (Assessor's Plat 25 Lot 168) from RA-40 to BL 0.5. The property is located behind 12 Breakneck Hill Road and adjacent to the YMCA property. The applicant intends to erect a new office building that will

compliment and replicate the existing office building at 12 Breakneck Hill Road. The proposed development will include the construction of a new access boulevard that will be used for the new office building and the YMCA property.

The Technical Review Committee objectively reviewed the proposed zone change application against the Land Use and Economic Development elements of the 2003 Comprehensive Plan. The Technical Review Committee recommends Approval of this application. The TRC finds that the application is consistent with the general and specific goals and policies of the Comprehensive Plan. The project will expand upon a uniquely zoned parcel of land and will provide safer egress and ingress to the existing YMCA facility. Attached is a full recommendation to the Planning Board from the Technical Review Committee according to the requirements of Section 20-342 of the Town of Lincoln's Code of Ordinances.

October Zoning Applications

Ritu Gorcyca & Daniel Zilka, 89 Industrial Circle, Lincoln, RI – Dimensional Variance for front and side yard setbacks to relocate and operate a prefabricated diner/small restaurant.

AP 2, Lot 113 Zoned: MG 05

Members of the TRC visited the site and reviewed the original plans

and application. The TRC recommends denial of the application for a dimensional variance. The committee feels that the plans and application do not significantly address the need for off-street parking. While the applicant shows off street parking opposite their property on privately owned land, they do not present a legal agreement for the use of this area. Also, the proposed parking is located at the entrance to the mill complex. The proposed parking may cause serious traffic flow problems for incoming and outgoing industrial vehicles. The TRC strongly feels that the off-street parking should be located on the same lot as the proposed use. Also, the applicant has not installed the necessary parking spaces as presented during their first request for a use variance for this property.

During the last Zoning Board hearing in which the applicant was present, the Board requested additional information and updated plans. As of the date and time of the Technical Review Committee meeting, no new information or plans were offered for review. Therefore, the TRC cannot offer a recommendation on any updated plans or application.

Florence & Mary Stadnik, 115 Main Street, Manville, RI – Special Use Permit to convert storage shed into a country gift store on property located at 115 Main Street, Manville, RI.

AP 35/36, Lot 37 Zoned: RG 7

During the last Zoning Board hearing in which the applicant was present, the Board requested additional information and updated plans. As of the date and time of the Technical Review Committee meeting, no new information or plans were offered for review. Therefore, the TRC cannot offer a recommendation on this application.

Antonio & Ana Coimbra, 1565 Lonsdale Avenue Lincoln, RI – Use Variance to operate a beauty salon in addition to adjacent residential apartment.

AP 4, Lot 80 Zoned: RG 7

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends denial of the application for a use variance. The Committee feels that the application does not meet any of the standards for relief for a use variance as presented in the Zoning Ordinance. In particular, the Committee feels that if additional commercial is allowed, the residential character of this section of Lonsdale Avenue will be changed and therefore impair the intent of the Lincoln Zoning Ordinance and Comprehensive Plan.

Antonio & Ana Coimbra, 1565 Lonsdale Avenue Lincoln, RI – Dimensional Variance for rear and side yard set back to provide adequate off street parking.

AP 4, Lot 80

Zoned: RG 7

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The Technical Review Committee recommends denial of the application for a dimensional variance. The Committee feels that the application does not meet any of the standards for relief for a dimensional variance as presented in the Zoning Ordinance.

John Dalton, Jr., 1890 Louisquisset Pike, Lincoln, RI – Dimensional Variance for front and side yard setbacks for the construction of an addition.

AP 27, Lot 22

Zoned: RA 40

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends approval of this application. A site visit indicated that most of the older houses in this area represent unique situations. These older homes were built before our present day zoning regulations. The committee finds that the dimensional variance will not alter the general character of the surrounding area and will not impair the intent or purpose of the zoning ordinance, nor the Comprehensive Plan.

Timothy and Eileen Chaput, 11 Kirkbrae Drive, Lincoln, RI - Dimensional Variance for rear yard setback for the construction of a

garage/addition.

AP 32, Lot 55 Zoned: RS 20

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The plans submitted present a three-car garage and two-story addition above the garage. This addition is attached to the house via a 16'x8' connection and does not appear to be designed as an integrated part of the existing house. The plans did not include a proposed floor plan to examine. Therefore, the Technical Review Committee recommends denial of the application for a dimensional variance. The Committee feels that the application does not represent the least relief required.

Raymond F. Guertin, 362 Old River Road, Manville, RI - Dimensional Variance for side yard setback for the construction of a three (3)-car garage.

AP36, Lot 23 Zoned: RL 9

Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends approval of this application. A site visit indicated that most of the older houses in this area represent unique situations. These older homes were built before our present day zoning regulations. The committee finds that the dimensional variance will not alter the general character of the surrounding area and will not impair the intent or purpose of the zoning ordinance, nor the Comprehensive

Plan.

Respectfully Submitted,

Albert V. Ranaldi, Jr. AICP

Administrative Officer to the Planning Board